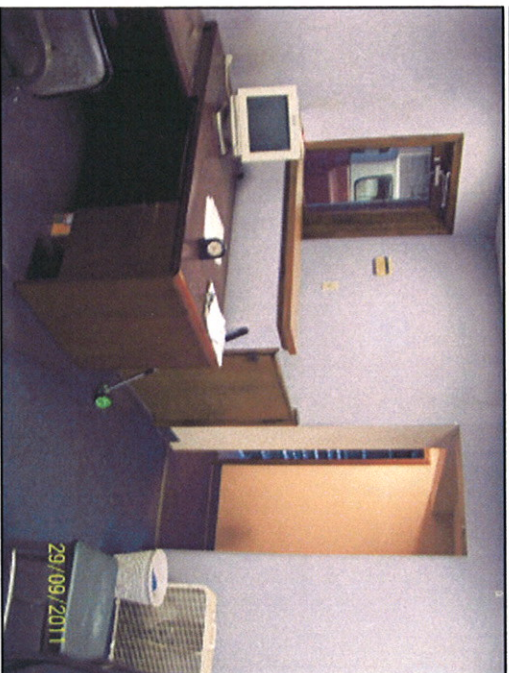


Subject Interior Photo Page

Client	Mr. Edward H. Zupancic		
Property Address	1250 Mentor Avenue		
City	Painesville Township	County	Lake
		State	Ohio
		Zip Code	44077
Appraiser	Michael Joseph Evangelista		

Subject interior

1250 Mentor Avenue
n/a
Gross building area 12,946
Age 61



Office area

Subject interior



Bay area south.

Subject interior



Basement steps area.

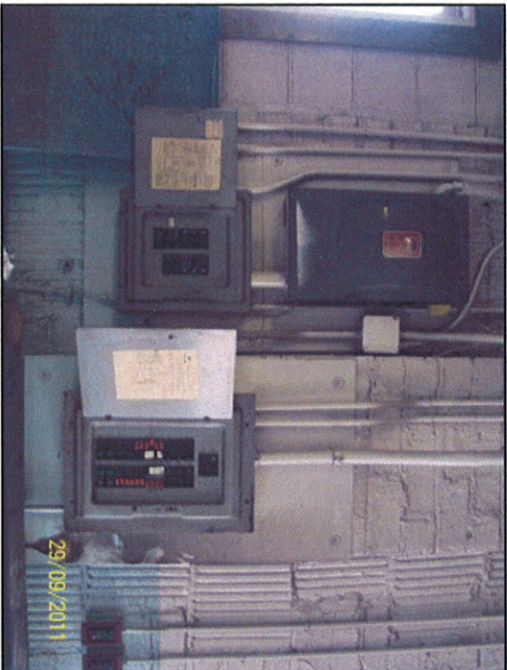
Subject Interior Photo Page

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Property Address	1250 Mentor Avenue		
City	Painesville Township	County	Lake
		State	Ohio
		Zip Code	44077
Appraiser	Michael Joseph Evangelista		

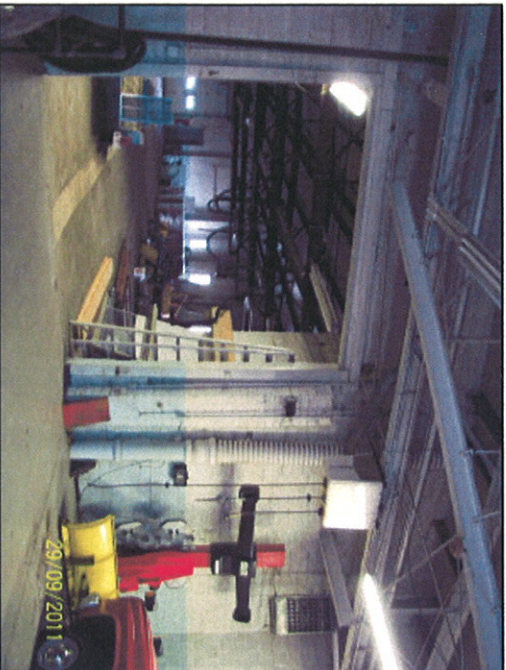
Subject interior

1250 Mentor Avenue
n/a
Gross building area 12,946
Age 61

Electrical boxes

**Subject interior**

Second bay area west

**Subject interior**

Bathroom area(men)



Subject Interior Photo Page

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Appraiser	Michael Joseph Evangelista		

Subject interior

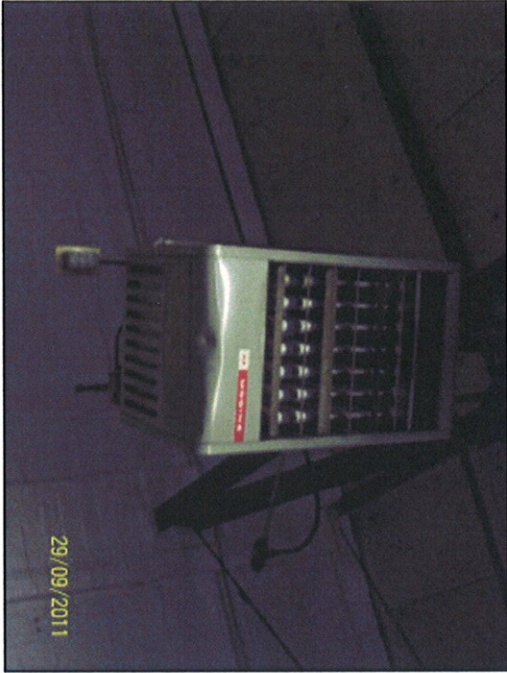
1250 Mentor Avenue

n/a

Gross building area 12,946

Age 61

Bay over head heater.



Subject interior

Alarm console(operational)



Subject interior

Oil Separator basement.

About 4 Years Old.



Comparable Photo Page

Client	Mr. Edward H. Zupancic		
Property Address	1250 Mentor Avenue		
City	Painesville Township	County	Lake
Appraiser	Michael Joseph Evangelista		
	State	Ohio	Zip Code 44077

Comparable 1

8700 Tyler Avenue
 Sales price 328,000
 Gross building area 10,800
 Age 21

**Comparable 2**

35790 Curtis Boulevard
 Sales price 385,000
 Gross building area 12,700
 Age 36

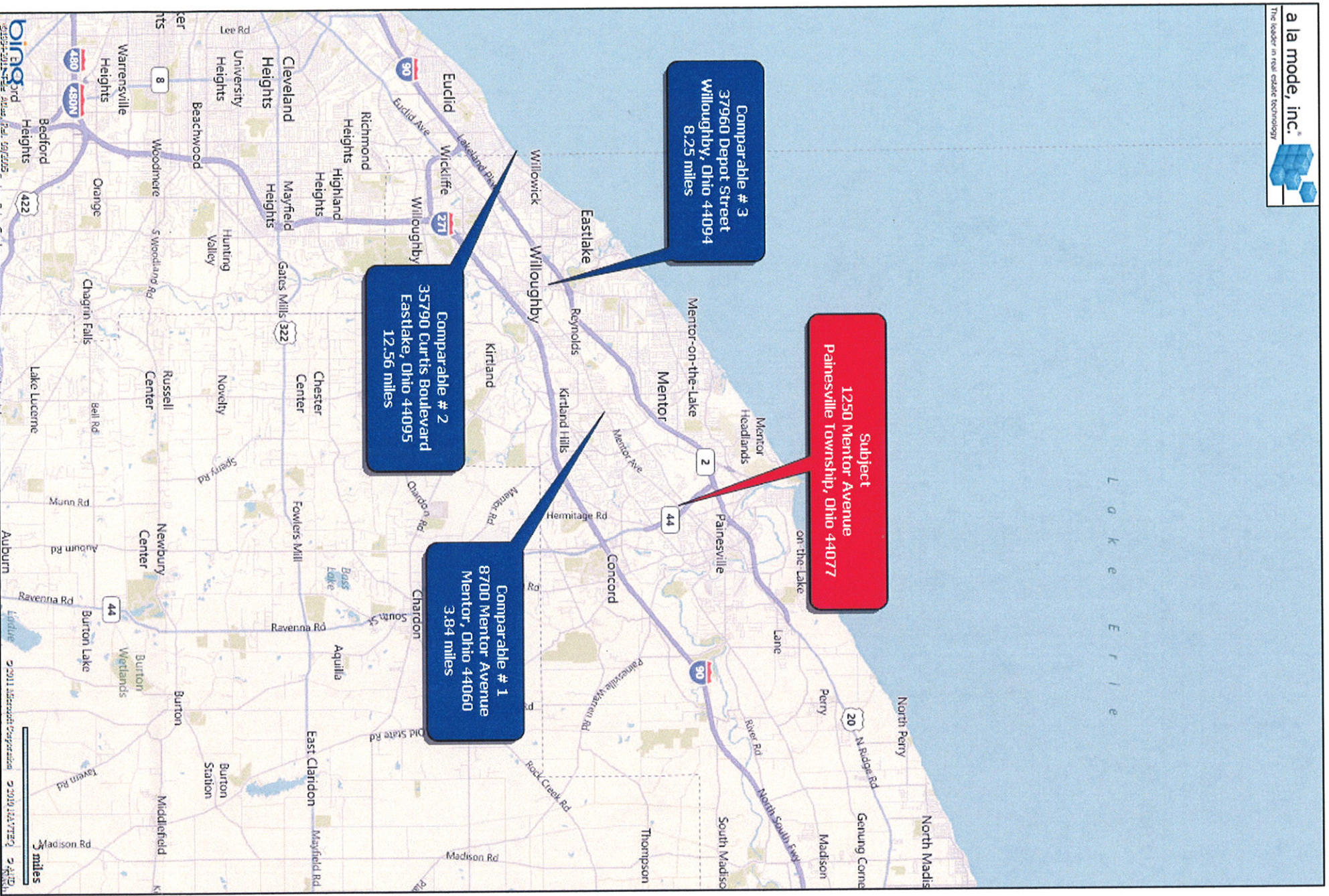
**Comparable 3**

37960 Depot Street
 Sales price 500,000
 Gross building area 12,847
 Age 50



Comparable Sales Map

Client	Mr. Edward H. Zupancic		
Property Address	1250 Mentor Avenue		
City	Painesville Township	County	Lake
Appraiser	Michael Joseph Evangelista	State	Ohio
		Zip Code	44077



Definition of market value: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Scope of review: the scope of this review is limited to the information being provided by the original appraiser, and is to form an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data; form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement; form an opinion as to whether the analyses, opinions, and conclusions in the report under review are appropriate and reasonable, and develop the reasons for any disagreement.

Certification and Statement of Limiting Conditions

Certification: the reviewer certifies and agrees that, to the best of his/her knowledge and belief:

1. The facts and data reported by the reviewer and used in the review process are true and correct.
2. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinion, and conclusions.
3. Unless stated elsewhere, I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
5. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the uniform standards of professional appraisal practice.
6. Unless stated elsewhere in this report, I did not personally inspect the exterior subject property.
7. No one provided significant professional assistance to the person signing this review report.

Contingent and limiting conditions: the certification of the reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the reviewer in the review report.

1. The reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the reviewer render any opinion as to the title, which is assumed to be good and marketable.
2. The reviewer is not required to give testimony or appear in court because of having made the review, unless arrangements have been previously made therefor.
3. The reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors. The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental conditions. This appraiser is not an expert in the identification of hazardous or detrimental conditions.
4. Information, estimates, and opinions furnished to the reviewer, and contained in the review report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the reviewer can be assumed by the reviewer.
5. Disclosure of the contents of the report is governed by the uniform standards of professional appraisal practice and the bylaws and regulations of the professional appraisal organizations with which the reviewer is associated.
6. Neither all, nor any part of the content of the review report, or copy thereof (including the conclusions of the review, the identity of the reviewer, professional designations, reference to any professional appraisal organizations, or the firm with which the reviewer is connected), shall be used for any purpose by anyone but the client specified in the review report, its successors and assigns, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the reviewer.
7. No change of any item in the review report shall be made by anyone other than the reviewer and the reviewer shall have no

APPRAISER:

Signature: *Michael Joseph Evangelista*
 Name: Michael Joseph Evangelista
 Date Signed: November 17, 2011
 State Certification #: Certified General
 or State License #: 411655
 State: Ohio
 Expiration Date of Certification or License: 5/1/2012

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: n/a
 Date Signed: _____
 State Certification #: _____
 or State License #: n/a
 State: n/a
 Expiration Date of Certification or License: n/a

☐ Did ☐ Did Not Inspect Property